

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, October 5, 2006**

MINUTES

Chairperson, Phil Nies, called the meeting to order at 6:30 PM. Members present: Frank Cowan, Russ Iverson, Phil Nies, Mark Olson. Members absent: Dave Aubart, Helen Chevrier, Jeff Schultz. A motion was made by Cowan, seconded by Iverson to approve the agenda with the change of B. Bramhall- Variance to be considered before the Sawyer County Amendments. Motion carried. Correspondence-none. The minutes of the previous meeting were read. Motion by Cowan, seconded by Iverson to approve the minutes as read. Motion carried.

ZONING:

Updates received from Sawyer County Zoning Administration: The Sawyer County Housing Authority application for a change of zone district was tabled. The rezone application from J. Sandstrom and T. Weisheipl was approved with the following conditions; just three parcels be created, any further division would have 1 ½ acre lots and the access road be extended full width to property's west edge. The rezone application from N. Stinic was approved. The variance application from N. McCutcheon was denied. The variance application from L. Landgraf was approved with a condition that a rain gutter be placed on the lake side and with a two year time limit.

1.) Variance- B. Bramhall has applied for the construction of a 24' x 38' replacement dwelling with an attached 24' x 24' garage at a setback of 55' to the OHWM of Durphee Lake. Bramhall presented layout of plans. Several letters were sent out and six were returned in favor with no objections. Three of those six had additional favorable comments.

Discussion followed. Motion made by Cowan, seconded by Iverson to approve the variance with the following conditions: 10' and 18' side yard setbacks, a 46' setback from the centerline of County Highway KK and a 75' lake setback from the OHWM. Motion carried to approve with conditions. Finding of Fact: The variance would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because, there would be no change in the use in the zone district, it would not be damaging to the rights of others or property values and it would be due to special conditions unique to the property.

2.) Amendments- Sawyer County Subdivision Control/Condominium Ordinance.

Chairperson Nies stated that town's can make recommendations to the county, but do not vote. Nies read all proposed amendments as follows:

SECTION 3.0 GENERAL REQUIREMENTS

Create: Section 3.15-Subdivisions located either wholly or partially within the Shoreland Protection One District or flood plain district shall require the recording of a Certified Survey Map or Plat. Motion by Iverson, seconded by Cowan to recommend as written. Motion carried.

Create: Section 3.16-All subdivisions shall include lands lying within the right of way of existing public roads if that right of way is included in the existing property description. The right-of-way shall be shown as: (1) an existing easement or, (2) dedicated fee simple to the public of, (3) shown as an outlot. Motion by Iverson, seconded by Cowan to recommend as written. Motion carried.

CERTIFIED SURVEY MAP (CSM)

Reads: 9.) Contiguous square feet of lot area, acreage and lot dimensions shall be shown. The right of way of any public road, or any portion of the bed of a navigable body of water shall not be used in determining minimum lot area or width.

Change to Read: 9.) Contiguous square feet of lot area, acreage and lot dimensions shall be shown. The right of way of any public road or any portion of the bed of a navigable body of water shall not be used in determining the minimum lot area or minimum lot width. The right of way of an existing public road may be used in determining lot area and width when creating lots only in the A-1, A-2 and F-1 zone districts. Motion made by Iverson, seconded by Cowan to not recommend, due to A-1, A-2 and F-1 zone districts becoming increasingly re-zoned to residential and the roads will become part of 20,000 square feet needed for minimum lot area and 100 feet lot width. Lots created across roads will then become contiguous by using public roadways. Motion carried.

SECTION 6.2.7 CUL-DE-SACS ON DEAD END ROADS

Reads: (b) A cul-de-sac shall be at least every 1,320 feet on a dead end road, measured on its centerline unless, by reason of topography or other circumstances beyond the control of the developer, the Zoning Committee, upon the recommendation of the administrator, find a greater length to be justifiable.

Change to Read: (b) A cul-de-sac shall be at least every 1,320 feet and at the end of a dead end road, measured on its centerline unless, by reason of topography or other circumstances beyond the control of the developer, the Zoning Committee, upon the recommendation of the administrator, find a greater length to be justifiable. Motion by Olson, seconded by Iverson to recommend as written. Motion carried.

OLD BUSINESS:

1.) Park Committee –Chairperson Nies reported that the water and electrical hookups at Grindstone Shallows are already in the garage, but there is no power from the power pole going to the garage. Nies will contact Bill Moebs concerning the power. Nies also reported on Lake Classification. Dale Olson from the DNR presented to the Sawyer County Zoning Administration that an Ad-Hoc committee will be formed to do lake classification and take care of the expansion of camp grounds and resorts.

NEW BUSINESS:

- 1.) Proposed amendments – Use of roads and water to achieve minimum lot size and width had already been addressed in above minutes.
- 2.) Five Member Town Board – Discussion followed regarding the possible formation of a five member board and the manner in which it would be achieved. The ordinance proposal will be on the agenda of the Regular Monthly Town Board Meeting on Monday, October 9th, 2006.

The next meeting will be on November 2, 2006 at 6:30 PM. Motion made by Iverson, seconded by Olson to adjourn meeting. Motion carried. Meeting adjourned at 8:53PM.

/s/ Dawn Henk, Clerk

Town of Bass Lake, Sawyer County